

1154 RIVER ROAD

Marietta PA | 17547

FOR LEASE



NEARBY RETAILERS



PROJECT

1154 River Road is a 1,962 square-foot free standing retail building with a drive-thru, located in the Marietta, PA market, along River Road (14,000 VPD). The site presents a unique opportunity for a user to enter into the growing Marietta market with great visibility and access along Doe Run Road. The property is in close proximity to national retailers such as, Sheetz, Rutter's, and Penn Medicine, just to name a few.

LOCATION

Along with its great visibility and access to River Road, the site benefits from a demographic area that extends more than 5 miles. The site benefits from the high-volume traffic flow of River road, which is one of the main corridors in the Marietta market and provides access to Route 30, the main East-West thoroughfare in the area.

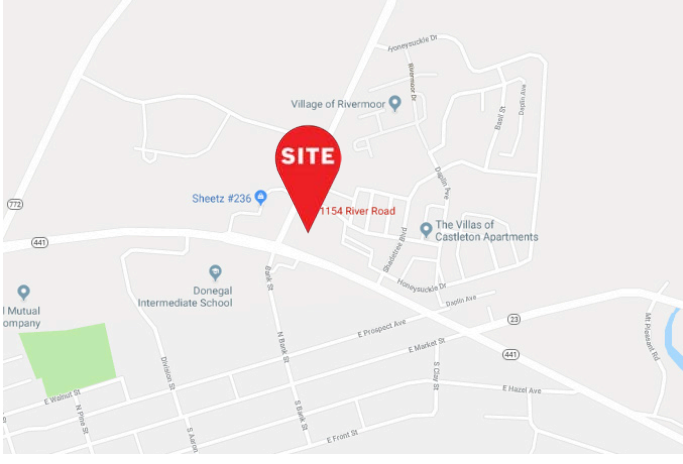
TRADE AREA

The site shows a 10-minute drive time demographic of over 74,492 people with household incomes of more than \$82,903 and daytime employment demographics equally as strong with 29,887. The demographics within a 5-mile radius include 51,888 people in 21,130 homes, a labor force of 17,266 with an average household income of \$79,273. The area's growth since 2000 has increased over 20.4% with 4,328 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	19,431	51,888	94,910
TOTAL EMPLOYEES	6,298	17,266	38,805
AVERAGE HHI	\$80,520	\$79,273	\$83,607
TOTAL HOUSEHOLDS	7,676	21,130	37,916

TRAFFIC COUNTS

RIVER ROAD: 14,000 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

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FOR LEASE



Donegal Intermediate School

The Villas at Castleton

SITE

BANK STREET

RIVER ROAD 14,000 VPD

DONEGAL
INSURANCE GROUP

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